

I-15 CORRIDOR DESIGN REVIEW BOARD

MINUTES OF MEETING OF MARCH 25, 2010

Meeting was conducted at 5256 Mission Road, Suite 706 (La Sala Room), Bonsall, CA 92003 and called to order at 7:02 PM by Chairman Greg Izor. Board Members present; Chuck Davis, Tom Harrington, Michael McIntire, Barbara Rohrer and Joan Van Ingen.

Minutes of the 2/18/10 meeting were reviewed. Chuck Davis made the motion to approve the Minutes and Joan Van Ingen seconded. Motion carried 6-0.

REQUEST FOR WAIVER

- TM5231 and TPM20451. Note, these were two separate agenda items and due to their interrelationship the DRB decided to review them together. Thure Stedt, representative for owner submitted documents splitting a large parcel of land into separate parcels. Site location lies west of the I-15, fronts Canonita Drive and is near intersection of Tecalote Drive in Fallbrook planning area.
TM5231 proposes splitting 30.48 acres into four separate home site parcels.
TPM20451 proposes splitting 5.63 acres into three separate home site parcels.
DRB discussed the details of the subdivisions and determined that all future building sites would be out of the view shed of the I-15 and will meet the DRB Corridor Guidelines.
Michael McIntire made the motion to approve the project and Barbara Rohrer seconded.
Motion carried 6-0

PLAN REVIEW

- TPM20994. George Ruble and Miguel Madrigal (owner) submitted a tentative lot split map of a five acre parcel into three separate home site parcels. One of the three parcels has a pre-existing home. Site location is at Rainbow Valley Blvd and Rainbow Valley Court in Rainbow CPG. The Board discussed the lot split with owner and found no objections to the proposed. Tom Harrington made the motion to approve the lot split and Barbara Rohrer seconded.
Motion carried 5 (yes) -1 (no).

NEW BUSINESS - NONE

OLD BUSINESS - NONE

PUBLIC ADDRESS ON NON-AGENDA ITEMS - NONE

CORRESPONDENCE

- DPLU letter dtd 3-12-10. Subject, Case No.: TM5532RPL², S07-012. This letter notifies Frulla, Inc. That DPLU approved the Tentative Map TM5532RPL² and Site Plan S07-012. No DRB action required information only.
- DPLU letter dtd 3-15-10. Re: Third Iteration Review of Initial Studies/Information, Case Number(s) 3500 08-015; KIVA Project: 08-0096365; Log No.: 08-08-012. Project name: ADJ Holdings/Mesa Rock Nursery Site Plan. DPLU notifies applicant of an incomplete study as defined by CEQA. Information only, no DRB action required.

CORRESPONDENCE - continued

- County Board of Supervisors Notice of Public Hearing regarding Merriam Mountain Development for 3-24-10, at 9:00 AM, County Admin Bldg, Room 310 1600 Pacific Highway, S.D. Public hearing on Statement of Reasons, GP Amendment, Zone Reclassification and etc. Information only, no DRB action required.
- DPLU Notice of Public Hearing regarding Frulla, Inc, Project Number(s): Fallbrook Ranch Major Subdivision; TM 5532RPL²; S07-012; ER 07-02-006. Hearing to held 3-5-10, 9:00 AM, at DPLU Hearing Room, 5201 Ruffin Rd, Suite B, S.D. Information only, no DRB action required.

BOARD MEMBER DISCUSSION

- Barbara Rohrer is to give the Valley Center CPG an annual report on the purpose and scope of the I-15 DRB. The DRB discussed and gave points of information to Barbara for her report.
 1. I-15 DRB is to review all building projects within what is the designated I-15 Corridor, from Escondido city limits to San Diego/Riverside County lines.
 2. DRB has within their purview to control structure height limits and limit ridgeline homes to single story
 3. DRB basically reviews design, signage, landscape and lighting issues, however can make suggestions that can influence a land use condition.
 4. DRB agenda is driven solely by the projects that are received from the DPLU which are specific to the I-15 Corridor.

General discussion took place regarding cooperative information passed between Valley Center CPG and the DRB. A general concern was expressed by some Board members as to how some I-15 DRB projects are reviewed and approved but are not properly monitored at project completion primarily for aesthetics/landscape. It is assumed the building inspectors look at structures but no DPLU entity seems to be checking, i.e., the landscape plan.

- Joan Van Ingen told the DRB the reason members were not getting new project information is due cost savings at DPLU, saving "paper". Joan stated that only she was receiving new project information. The issue is how to inform Board members about upcoming projects in their respective areas. Joan's suggested approach was to notify a member of a project in their area who in turn would come to her and pick up the project package. Tom Harrington stated he could electronically scan specific project information and email it to the DRB members for their review and all he needed were the required projects. Details have yet to be worked out.

ADJOURNMENT

- Greg Izor adjourned the meeting at 8:12 PM. The next scheduled meeting will be on 4/15/10 at 7:00 PM in the La Sala Room.

Respectfully submitted,

Michael McIntire for Joan Van Ingen, Secretary